Key: 4460

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,545

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FERRACANE MARTIN A & DAVID TRS OF FERRACANE FAMILY RLTY TRUST 140 ELM ST STONEHAM, MA 02180	23.1-88-0	10 BAY DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FERRACANE MARTIN A & DAVI	03/25/2002	A	100	14965-68
FERRACANE MARTIN A &	03/25/2002	A	100	14965-56
FERRACANE LENA		XX		02074-0056

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-348	10/12/2020	15	INSULATE/WEA	6,819			100	100
01514	08/20/2001	4	DETACH.STRUC	1,000	11/05/2003	TL	100	100

LAND

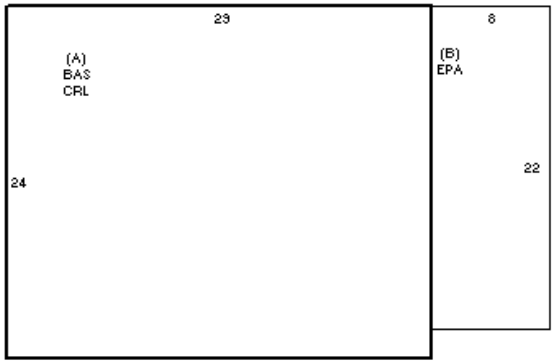
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,000	5 1.00	100 1.00	100 1.00	259,270	4.35	A 1.00	R07 1.10			181,070

TOTAL	7,013 SF	ZONING	1	FRNT	70

Nbhd	TAY PT
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	181,100	182,100
BUILDING	87,200	77,100
DETACHED	0	0
OTHER	0	0
TOTAL	268,300	259,200



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 9			0.00	

PHOTO 11/05/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/9/2017	TL
LIST	3/9/2017	TL
REVIEW	3/9/2017	TL

YEAR BLT	1963	SIZE ADJ	1.020
NET AREA	696	DETAIL ADJ	1.000
$NLA(RCN)	$179	OVERALL	0.700

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	696		18.34	12,766
A	BAS	L	BASE AREA	696	1963	147.28	102,506
B	EPA	N	ENCLOSED PORCH	176		52.69	9,273

TOTAL RCN 124,545

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	O
ELECT	O

EFF.YR/AGE 1989 / 33

COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70

RCNLD $87,200